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DESIGN AND ACCESS STATEMENT

21 Columbus Gardens

Northwood HA6 1TL

Proposal

18/08/2022

The development proposed is erection of single storey side and rear extension and change of use of garage to residential.

This application follows the previous approval under Appeal Decision ref. no. APP/R5510/D/13/2207941 dated 24 December 2013, for the identical proposal.

Site Description

The application relates to a two-storey semi-detached property located on the western side of Columbus Gardens within Northwood. The surrounding area comprises of residential dwellings of a similar style and appearance. The application site is a generally regular shaped plot, with an area of approximately 218 sqm and a frontage to Columbus Gardens of 6.5 meters with hard standing and parking space for two cars.

The property is not located within a Conservation Area and is not subject to an Article 4 Direction. The site is not the location of a listed building.

Design and Appearance

The proposed rear extension would measure 2.16m deep and 3.1m high. The extension would extend to the width of the existing dwelling and extension. The side extension would measure 11m deep, 2.6m wide and 3.1m high and would wrap around the front and rear elevations of the building. The proposed extension would provide a kitchen, bathroom, and dining room.

It is considered that the depth, height, and appearance of the extensions would accord with the relevant council's policies and design guidance both in visual terms and in terms of protecting neighbours' amenities.

Conversion of garage into residential: At present the garage is being used as a storage. The dimensions of the garage and parking space at the side of the house are such that they are impractical to use. The side element of the proposed extension would extinguish the garage and the side space but a parking space would still remain available between the front face of the

extension and the back edge of the footpath. This parking space would be easier to use, being enclosed only on one side by the boundary fence and open on the other.

The overall width of the property sufficiently provides two parking spaces to the front, located side by side, which would be more practical to use than the extremely restricted tandem arrangement. Moreover, parking on dedicated forecourts and on hard standings in front of houses is a characteristic feature of this small, modern residential estate. Therefore the development would have no material effect on the existing conditions of highway safety.

Conclusion

It is considered that in light of the above reasons, the proposal would be acceptable. However, please let me know if you require further information or drawings so as to arrive at a positive conclusion.

Best wishes

H F Mogadam